

Chapter 17.56

HEAVY INDUSTRIAL DISTRICT (I-2)

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17.56.010 Intent.

It is the intent of heavy industrial district (I-2) to provide land for the widest range of industrial operations permitted in the planning jurisdiction area, for those industrial uses that are unable to meet the performance standards designated for light industrial district (I-1) so as to be nuisance-free in operation or construction. (Ord. 386 § 1101, 2002)

17.56.020 Permitted principal uses and structures.

The following principal uses and structures shall be permitted in heavy industrial district (I-2):

- A. Any use permitted in the light industrial district (I-1);
- B. Any industrial use that can meet the performance standards for this district set forth below, except as herein modified, but which is not prohibited. (Ord. 386 § 1102, 2002)

17.56.030 Permitted accessory uses and structures.

The following accessory uses and structures shall be permitted in heavy industrial district (I-2):

Accessory uses and structures normally appurtenant to the permitted uses and structures when established within the space limits of this district. (Ord. 386 § 1103, 2002)

17.56.040 Permitted conditional uses.

After the provisions of this title relating to permitted conditional uses have been fulfilled, the planning commission may permit as permitted conditional uses in heavy industrial district (I-2):

- A. The storage above ground of liquid petroleum products or chemicals of a flammable or noxious nature when more than one hundred fifty thousand (150,000) gallons are stored on one lot of less than one acre in size or when more than twenty-five thousand (25,000) gallons are stored in one tank;
- B. The storage of flammable or noxious gases above or below ground in excess of five million (5,000,000) cubic feet on any one lot of less than one acre or two million (2,000,000) cubic feet in any one tank;
- C. Meat and poultry packing, slaughtering, eviscerating and skinning, and the rendering of by-products of slaughtering and killing animals or poultry;
- D. Yards for the sale, transfer and temporary holding of livestock. (Ord. 386 § 1104, 2002)

17.56.050 Prohibited uses and structures.

All residential dwellings of any kind and all other uses which are not specifically permitted, cannot meet the performance standards for industry or are not permissible as permitted conditional uses, shall be prohibited. (Ord. 386 § 1105, 2002)

17.56.060 Performance standards.

To be a permitted industrial use in heavy industrial district (I-2), whether as a permitted use or as a permitted conditional use, such uses must meet the following performance standards:

- A. Appearance. Junk, salvage, auto wrecking and similar from adjacent properties in another district by means of a sturdy, sight-obscuring fence in good repair, or two rows of alternate planted evergreen or red cedar trees.
- B. Fire Hazard. All flammable substances involved in any activity established in this district shall be handled in conformance with the latest edition of the Fire Prevention Code published by the American Insurance Association and city ordinances.
- C. Noise. All noises and noise-causing activities shall be muffled so that they will not create a disturbance greater than the normal peak hour traffic noise on a major street when observed from any area residential district. Major street noise for comparison purposes shall be measured at the property line.
- D. Sewage and Liquid Waste. No operation shall be carried on which involves the discharge into a sewer, watercourse or the ground, or liquid wastes of any radioactive nature, or liquid waste of a chemical nature which are detrimental to normal sewage plant operation or corrosive and damaging to sewer pipes and installations.
- E. Air Contaminants. Air contaminants and smoke shall be less dark than designated Number Two on the Ringleman Chart as published by the United States Bureau of Mines, except that smoke of a density designated as Number Two shall be permitted for one four-minute period in each one-half hour. Light-colored contaminants of such opacity as to obscure an observer's view to a degree equal to or greater than the aforesaid shall not be permitted. Particulate matter or dust as measured at the point of emission by any generally accepted method shall not be emitted in excess of two-tenths grains per cubic foot as corrected to a temperature of five hundred (500) degrees Fahrenheit. Due to the fact that the possibilities of air contaminants cannot be comprehensively covered in this section, there shall be applied the general rules that there shall not be discharged from any source whatsoever such quantities of air contaminants or other material in such quantity as to cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public in general or to endanger the comfort, repose, health or safety of any such considerable number of persons or the general public or to cause or have a natural tendency to cause injury or damage to business, vegetation or property.
- F. Odor. Odor-causing operations shall be controlled so as to reduce escape of odors to the minimum practical within the limits of technology and economics.
- G. Gases. All noxious gases shall be controlled to the extent that they will not be injurious to life and property. The gases sulfur dioxide and hydrogen sulfide shall not exceed five parts per

million, carbon monoxide shall not exceed twenty-five (25) parts per million and nitrous fumes shall not exceed five parts per million. All measurements shall be made at the property line.

H. Vibrations. All machines including punch presses shall minimize vibration. Vibration shall not be so excessive that it interferes with industrial operations on nearby lots. (Ord. 386 § 1106, 2002)

17.56.070 Minimum lot requirements.

The minimum lot area shall be ten thousand (10,000) square feet. The minimum lot width shall be eighty (80) feet. (Ord. 386 § 1107, 2002)

17.56.080 Minimum yard requirements.

There shall be a front yard of not less than a depth of twenty-five (25) feet. There shall be rear yard of not less than a depth of twenty (20) feet. Each side yard shall be not less than ten (10) feet, provided, that on lots adjacent to a residential district, all buildings shall be located so as to provide a minimum side and rear yard of twenty-five (25) feet along that portion of the lot adjacent to the residential district. (Ord. 386 § 1108, 2002)

17.56.090 Maximum lot coverage.

The maximum lot coverage for all buildings shall not be more than fifty (50) percent of the total lot area. (Ord. 386 § 1109, 2002)

17.56.100 Maximum height.

The height of all buildings and structures shall not exceed seventy-five (75) feet. (Ord. 386 § 1110, 2002)